



# Town Council Agenda Report

**SUBJECT:** Ordinance

**CONTACT PERSON/NUMBER**

Name: Mark Kutney, AICP  
Phone: (954) 797-1101

**TITLE OF AGENDA ITEM:**

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT, TO CF, COMMUNITY FACILITIES DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ZB 4-1-00 Davie Builders, LLC, petitioner/Virginia Ann Loecher and John Loecher, Jr., owners -  
General Address: 5230 Pine Island Road/Generally located between SW 82nd Avenue to the east and Pine Island Road to the west, approximately 3/4 of a mile north of Stirling Road.

**REPORT IN BRIEF:**

The attached ordinance rezones the subject site from A-1, Agricultural District, to the Town's CF, Community Facilities District for development of Alpha Baptist Church.

**PREVIOUS ACTIONS:**

- The Town Council approved this item on its merits at its May 17, 2000 meeting (motion carried 4-0, Mayor Venis absent).

**CONCURRENCES:**

- The Planning and Zoning Board recommended approval of application ZB 4-1-00, subject to the planning report (motion carried 4-0, May 10, 2000)

**FISCAL IMPACT:** Not Applicable.

**RECOMMENDATION(S):** Motion to approve the ordinance.

**Attachment(s):** Ordinance, Land Use Map, Subject Site Map, and Aerial.

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT, TO CF, COMMUNITY FACILITIES DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from A-1, Agricultural District, to CF, Community Facilities District, and;

WHEREAS, said notice was given and publication made as required by law, and a public hearing thereunder was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from A-1, Agricultural District, to CF, Community Facilities District:

a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as CF, Community Facilities District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000

PASSED ON SECOND AND FINAL READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

# EXHIBIT "A"

PLS

## SKETCH AND LEGAL DESCRIPTION PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE (954) 572-1777 • FAX: (954) 572-1778

CERTIFICATE OF AUTHORIZATION NO. LB3870  
E-MAIL: surveys@pulicelandsurveyors.com

PLS

SHEET 1 OF 2 SHEETS

### LEGAL DESCRIPTION:

PARCEL "D"

A PORTION OF TRACT 26 AND 31 OF "THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 57 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 33; THENCE RUN NORTH 01 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 904.04 FEET; THENCE RUN SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 713.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 539.50 FEET; THENCE RUN NORTH 01 DEGREES 54 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 251.50 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 54 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 539.50 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 54 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 251.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DADE, BROWARD COUNTY, FLORIDA AND CONTAINING 135,664 SQUARE FEET (3.1149 ACRES).

### NOTES:

- 1) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.
- 2) BEARINGS ARE BASED ON THE EAST LINE OF THE N.W. 1/4 OF SECTION 33 BEING N01°54'10"W

FILE: DAVIE BUILDERS, LLC

SCALE: N/A

ORDER NO.: 39328C

DATE: APRIL 5, 2000

PARCEL "D"

FOR: DAVIE BUILDERS, LLC



John F. Pulice, Reg. Land Surveyor #2691, State of Florida  
Michael Charles Flynn, Reg. Land Surveyor #3281, State of Florida  
Jay Keri, Reg. Land Surveyor #5721, State of Florida



SKETCH AND LEGAL DESCRIPTION  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

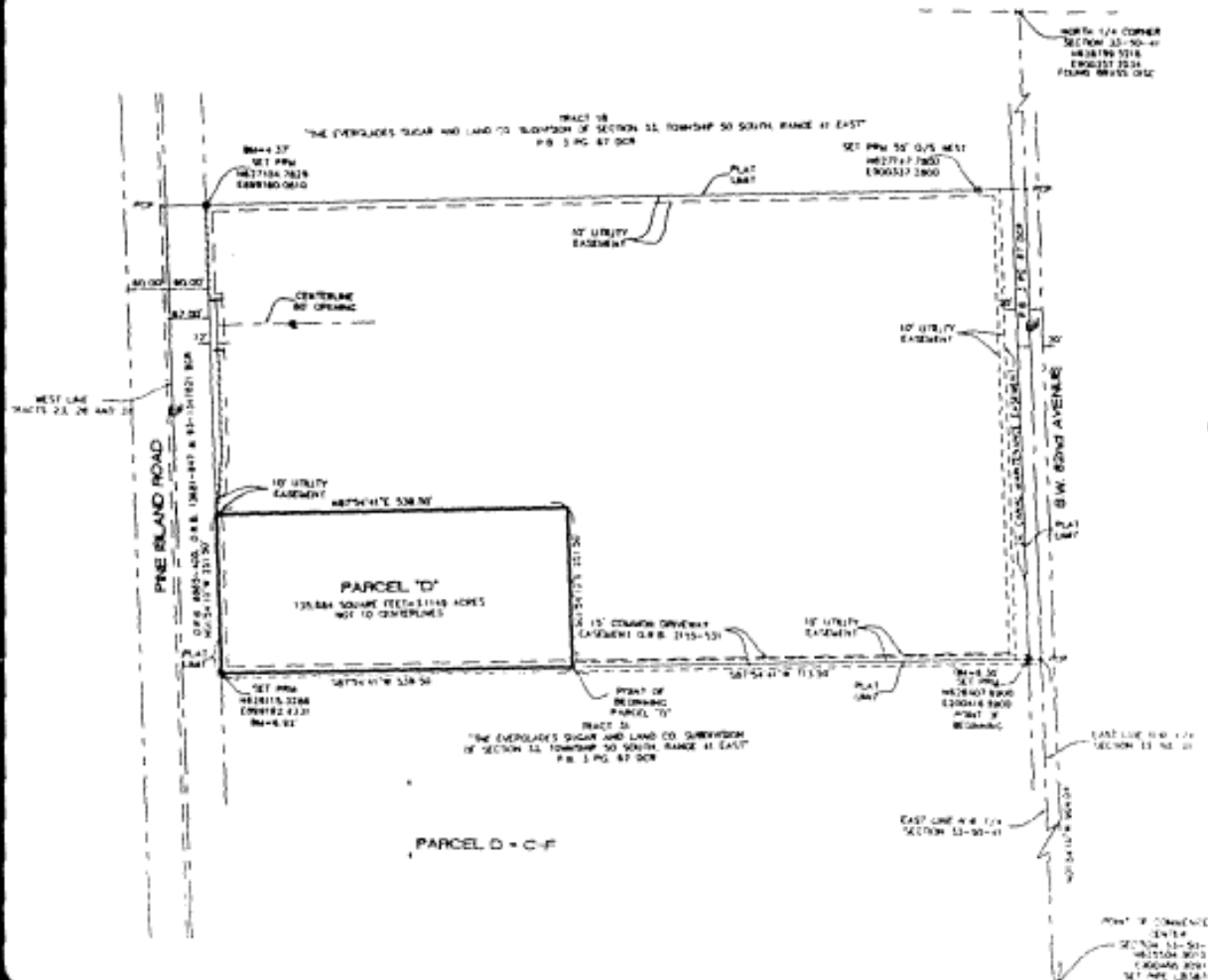
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SHEET 2 OF 2 SHEETS



FILE: DAVIE BUILDERS, LLC

SCALE: 1" = 240'

ORDER NO.: 39328C

DATE: APRIL 5, 2000

PARCEL 'D'

FOR: DAVIE BUILDERS, LLC

John F. Pulice, Reg. Land Surveyor #2631, State of Florida  
Michael Charles Flynn, Reg. Land Surveyor #3291, State of Florida  
Joy Kerl, Reg. Land Surveyor #5721, State of Florida

**RESIDENTIAL 3 DU/AC**

**SUBJECT SITE**

**COMMUNITY FACILITY**



**RESIDENTIAL 3 DU/AC**

**Town Boundary**

**PETITION NUMBER**  
**ZB-4-1-00**

Source: Town of Olive Future Land Use Map

**PREPARED 4/25/00**  
**BY THE PLANNING &**  
**ZONING DIVISION**

Scale: 1"=400'

CF	010092	010093	010094	010095	010096	010097	010098
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A-1							CF
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010103							010104
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Pine Island Rd

University Park

**SUBJECT SITE**

**A-1**

**CF**

**RM-5**

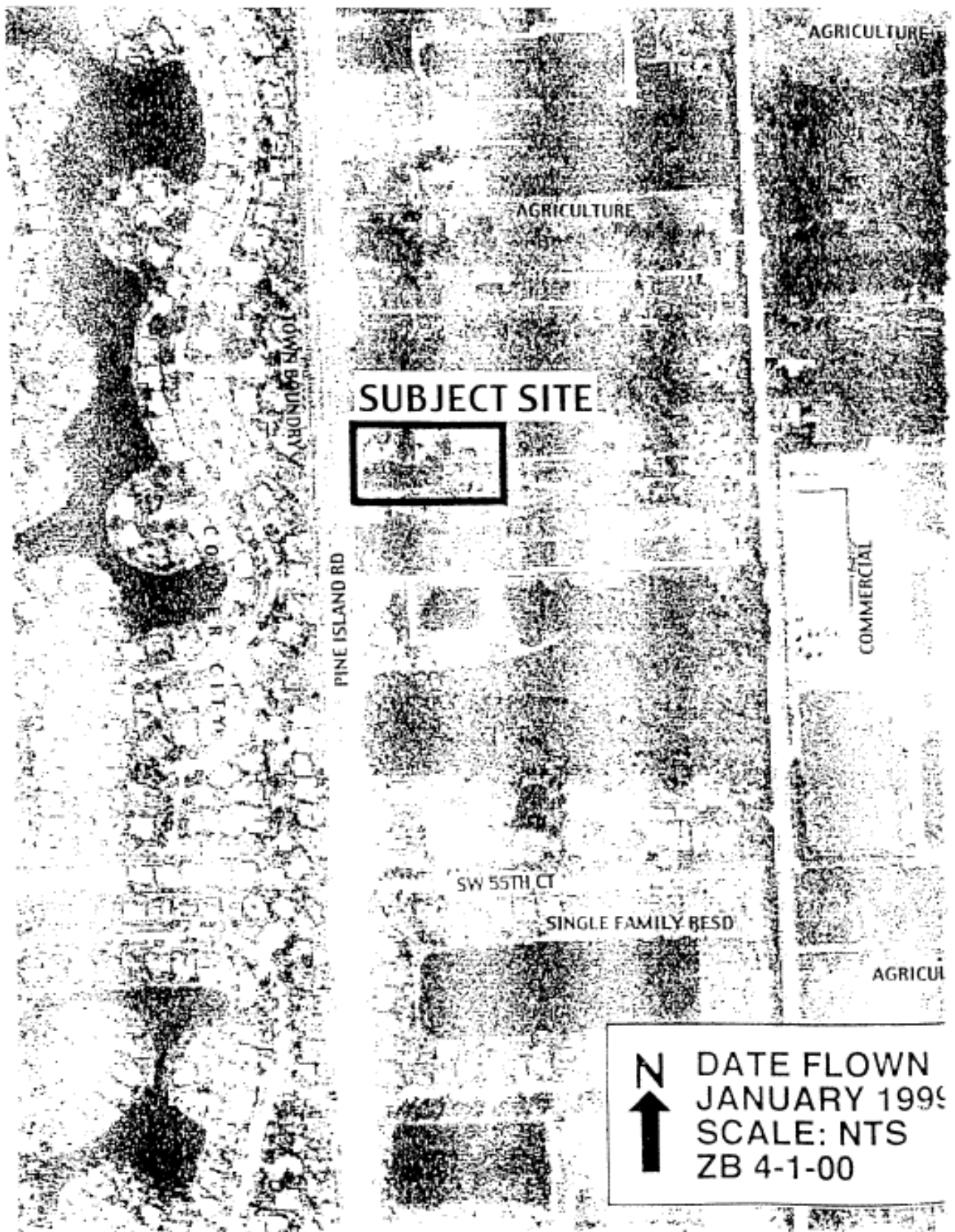
**A-1**

**B-3**

Everyones Sugar and Land Co. Sub

PETITION NUMBER  
ZB 4-1-00

PREPARED  
BY THE PLANNING & ZONING DIVISION



SUBJECT SITE

PINE ISLAND RD

CORDER CITY

SW 55TH CT

SINGLE FAMILY RESD

AGRICULTURE

COMMERCIAL

AGRICULTURE



DATE FLOWN  
JANUARY 1999  
SCALE: NTS  
ZB 4-1-00